



## **PLANNING AND ZONING COMMISSION COMMUNICATION**

October 2, 2018

**SUBJECT:** Consider Approval of Preliminary Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 18-04-PP

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### **ACTION REQUESTED:**

Consider a request for a Preliminary Plat of 36.288 acres on James Matson Survey, Abstract 1080, tracts 1, 1D, 3E to be platted as Lonestar Estates, Block A, Lots 1-22, A; Block B, Lots 1-11, A and B; Block C, Lots 1-32; Block D, Lots 1-17, A and B; Block E, Lots 1-26 located northeast of Westpark Way and W. Pipeline Road.

### **ALTERNATIVES:**

- Approve the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Lennar Homes of Texas Land and Construction LTD

**Location/Zoning:** 36.288 acres located northeast of Westpark Way and W. Pipeline Road, zoned Planned Development District (PD).

**Project Description:** The applicant proposes to preliminary plat the above described property for single family detached dwelling residential development in accordance with the provisions of Ordinance No. 2203 establishing the Planned Development District. The Planned Development District was approved by the City Council on September 11, 2018. There will be one hundred eight (108) single-family lots and five (5) open space lots.

The technical aspects of the subdivision, including setback distances, placement of easements, and drainage design, comply with the City of Euless Unified Development Code.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner